

Application Number	13/0353/FUL	Agenda Item	
Date Received	22nd March 2013	Officer	Mr Tony Collins
Target Date	17th May 2013		
Ward	West Chesterton		
Site	The Studio Aylestone Road Cambridge Cambridgeshire CB4 1HF		
Proposal Applicant	Ground floor extension Mr Simon Young The Studio Aylestone Road Cambridge Cambridgeshire CB4 1HF		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is part of a residential curtilage on the corner of De Freville Avenue and Aylestone Road. It falls within the City of Cambridge Conservation Area No.11 (De Freville). It is outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application proposes a single-storey extension to the existing Studio building along the southern boundary of the site. It would measure 7.3m x 4.8m, with a pitched, hipped roof rising from 3m at the eaves to 4.6m at the ridge. It would have windows only in the elevation facing its own yard to the north. It would have a single brick chimney at the west end rising to 6.4m above ground.

3.0 SITE HISTORY

- 3.1 The application site currently forms part of the curtilage of 58 De Freville Avenue. There is a long and complex planning history on the site.

85/0908	Alterations and extensions to existing dwelling house.	Approved with conditions
94/0158	Extension to house (three storey rear extension) and	Approved with conditions

	erection of two storey garage with studio above	
98/0552	Change of use from one to two dwellings (main house and rear annex/ studio), extension to rear flat roof of main house to create pitched roof and minor alterations to annex.	Approved with conditions
03/1254	Alterations and extensions to single storey part of dwelling	Approved with conditions
07/0189	Erection of first floor side/rear extension	Refused
07/0507	First floor side and rear extension	Refused
07/1425	First floor side and rear extension	Refused
08/0765	Amendment to 03/1254 (ground floor only)	Refused
09/0518	Amendment to ground floor north elevation, including changes to roof, walls and windows	Refused
09/0853	Amendments to ground floor north elevation including changes to roof, wall and windows.	Approved with conditions
10/0924	Minor changes to window positions and specification	Approved with conditions
11/0625	Minor window changes; reduce one in size and remove 2 small windows.	Approved with conditions
13/0352/FUL	Use as a separate dwelling	Under consideration

3.2 The studio area above the garage appears to have been occupied for residential purposes at times since 1998, and the applicant has suggested that the permission granted under 98/0552 has been implemented. However Council officers, having inspected the site, did not find convincing evidence of this, and advised the applicant against making an application for a Certificate of Lawful Development for the separate use. The last application listed above follows that advice.

4.0 PUBLICITY

4.1 Advertisement: No
 Adjoining Owners: Yes
 Site Notice Displayed: Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/14 4/11

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27

	May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Area Guidelines:</u> Conservation Area Appraisal: De Freville

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

7.0 REPRESENTATIONS

7.1 The occupiers of the following addresses have made representations objecting:

2 Aylestone Road
13 Aylestone Road
60 De Freville Avenue
62 De Freville Avenue
65 De Freville Avenue

7.2 The representations can be summarised as follows:

- overdevelopment
- increased space for letting
- applicant has made many previous contentious applications; opportunity to give council and residents 'the run-around'
- building work left unfinished
- insufficient amenity space retained
- harm to conservation area
- alleged threats in application
- opportunity for extra windows

7.3 The occupiers of the following address (who intend to purchase the original house at No. 58 De Freville Ave) have made representations supporting:

42 Kimberley Road

7.4 The representations can be summarised as follows:

- support

7.5 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

- 1 . Context and design
- 2 . Residential amenity
- 3 . Third party representations

Context and design

8.2 This part of the De Freville conservation area is made up mostly of relatively substantial houses in plots of some size. There are some outbuildings; the existing studio does not appear out of place, and there are garages to the east of it. However, given that the original garden of 58 De Freville Avenue has already been diminished by the creation of the Studio building, it is my view that the addition of an extension of this size would result in an intensity of development which fails to respect the character of the area.

8.3 The original permission for use of this unit as a separate dwelling was subject to a condition which removed the general permission for extensions. This indicates that at that time there were concerns about the potential impact of any extension. This supports my view.

8.4 In my opinion, the proposed extension would lead to an excess of built form on the original curtilage of 58 De Freville Avenue, diminishing openness and eroding the character of the conservation area, in conflict with policies 3/4, 3/14 and 4/11 of the Cambridge Local Plan (2006).

Residential Amenity

Neighbouring occupiers

- 8.5 The proposed extension would be single-storey, and would not result in any significant overshadowing. It would create no opportunities for overlooking. I do not consider the occupation of the extension would create any significant additional noise. The distance of the proposed extension from the main house at 58 De Freville Avenue, in combination with the proposed hipped form to the roof means that the visual impact on occupiers of No.58 would be limited, and the extension would be largely screened from properties to the east by the existing Studio building. However, in my view the mass of the proposed extension, hard up against the boundary with No.60 De Freville Avenue, and alongside the existing gable wall of The Studio, would give rise to an unacceptable sense of enclosure for the occupiers of No.60.

Future occupiers of the Studio

- 8.6 In my view, given that it is proposed to use a significant part of the remaining yard space for car parking, the extension would reduce the outdoor amenity space available to occupiers of the Studio to an unacceptably low level. The premises would then cease to provide attractive, high-quality, stimulating living accommodation for future occupiers, contrary to policy 3/7 of the Cambridge Local Plan 2006.

Third Party Representations

- 8.7 I have addressed the issues of over-development, lack of amenity space and the conservation area in paragraphs 8.2, 8.4 and 8.6 above, The issue of potential extra windows could be addressed by a condition. I do not consider that the opportunity for letting to more occupiers created by the extension would have any significant impact. Concerns expressed in representations about unfinished building work, confusing drawings in previous applications, and alleged threats in the application do not in my view provide any reason to refuse this application.

9.0 CONCLUSION

- 9.1 The proposal would result in overdevelopment of the site, detracting from the character of the conservation area, and causing harm to the residential amenity of neighbours.

10.0 RECOMMENDATION

REFUSE for the following reason:

1. The proposed extension would result in an excess of built form on a limited curtilage, reducing openness, harming the character of the conservation area, and depriving future occupiers of a high-quality living environment contrary to policies 3/4, 3/7, 3/14 and 4/11 of the Cambridge Local Plan 2006
2. The proposed extension, hard up against the boundary of No.60 De Freville Avenue, and alongside the existing gable of the Studio, would create an unacceptable sense of enclosure for occupiers of No.60 De Freville Avenue, contrary to policies 3/4 and 3/14 of the Cambridge Local Plan 2006.